App F IX—4

Previous Reference

ML 111-46-2

19 46
(ML)

File No 111-46

Serial Nos 8, 9

Later References.

THE MYSORE GOVERNMENT SECRETARIAT

Serial No

Part B for

SUBJECT

Industrial Suburb Scheme — Bangalore

WD C3293—GPB—2 00 000—1 5 61

Issues - GO No L 9494-500/ML 111-46-9 dated 19 9 1949
— Forming industrial suburb

To
The chairman C I T B. etc

~~7~~

2

8548
1 . . . 47

1) Submit with a draft letter to the Chairman C & T Board Bangalore calling for information re defining the boundaries of the industrial suburb area.

Sn
14/4/47

2) Issue

for

The Chairman T-M Bd.
/4360 d 18-4-47
Calls for a report

Sus A:

From the Chairman,
Bangalore Trust Board

No 3039 d/ 13/5/47

Is a report in regard to the Trust Board decision on the formation of the industrial suburb, Bangalore

3) The report [illegible]

from the chairman is submitted
for perusal

FGT

4) In G.O. No L 11863-9/ML 111-46-
dt 27/2/47 Sanction was
accorded for the execution of
the I & II stages of the
industrial suburb scheme, Bangalore

5) The chairman requests orders
on ~~f~~ the following modifications,
as resolved by the Board at
their meeting held on 26-4-47 in
in regard to the formation of zones etc;

A) Para 6(1) of the G.O. re the
formation of the Northern zone

Govt have directed that this
zone "Northern zone" may be formed
by acquiring about 230 acres of
land in the Yeswanthapur and
Kethamaranahalli villages

The Board now proposes to acquire about 289 acres of land comprised in Yesvanthapur, Kethamaranahalli and Jarakabande Villages for the formation of the Northern zone

B Modified II Stage scheme - Southern zone

An area to the extent of 577 acres and 38 guntas has been ordered to be acquired for locating the Bamboo Bazaar, Timber Yard etc The total area now proposed to be acquired is 741 acres and 13 guntas (including the lands acquired by the P W. D)

The above two modifications are for orders

6) Conditions for the disposal of lands

The conditions laid

regulating the grant of sites for industrial purposes etc are noted in pages 3 & 4 of the report - portion marked 'A' for orders if these conditions may be approved. In this connection, kind reference is invited to clause 6 of the conditions in which only 6 months time is given to the grantee. In order if the time fixed is sufficient

7) Price to be fixed for the disposal of lands

~~in respect of~~

The price fixed by the Board is noted below,—

1) At the rate of Re 1/- per sq yard for the existing industries in the city area shifting to the suburbs
2) at the rate of Rs 2/- per sq yard for starting new industries
3) at Rs 2/- per sq yard for the land to be given to Messrs Kirloskar & Co (area about 20 acres)

The rate fixed by the Trust Board is for ~~f~~ orders

8) Zoning of industries

The Trust Board is said to have resolved that no Zoning principle need be applied in regard to industries other than leather, Textiles, wool, ~~a~~ chemicals, soapnut of soaps, glass, Food industries and that Tanning and Bone crushing should be considered separately

The decision of the Board in this behalf is for approval or other orders

9) Disposal of lands on the Nagari Road for industrial purposes

The Trust Board have resolved to form 50 plots of 2 acres each (as against

321/L Re Industrial Suburb, Bangalore

plots of 8 acres each adopted in the original plan) on the Magadi road in order to accommodate industrialists who are in very urgent need. The proposal to reduce the area ~~[illegible]~~ is said to be based on the decision arrived at at a meeting of the Chairman, the Govt. Architect and the Director of I & C (Vide linked file). This proposal is also for orders.

10) The proposals referred to at paras 5 to 9 of the notes are submitted for orders.

MA 23/5

11 Sanction was accorded in G.O.× No. L 11813-9 / Ind 111-46-2 Dt 9-2-47 for the formation of an Industrial Suburb to the West of [illegible]

× f & K

It is divided into two portions

is the Southern zone of the

Northern Zone

12 The Northern Zone comprised Yesvanthapura Kethamaranahalli, & Jarakabande villages consists of 230 acres. The Trust Board now want to acquire another 59 acres and make it in all 289 acres. It is stated that the details of the addl. 59 ac. proposed to be acquired have been sent to the D.C. [illegible] for necessary action

13 A | Whether the land may be sold at Rs 25 per sq yd to Messrs Kirloskar & Co is for orders

B | The extent which the land has to be given to the Mysore Govt Soap Factory has to be decided

15 In regard to the Southern Zone, (modified 2nd stage), 577 acres and 38 guntas have been ordered to be included therein. The Trust Board now want that 702 acres 29 guntas may be included by acquiring the remaining portion. It is stated ~~that~~ to D.C. [illegible] has been reported

to send up to the first the necessary declar. statement

16 The Conditions on which the sale of sites may be effected to the intending industrialists may be accepted. There is no clause therein as to the penalty to be imposed in case of failure to start the constn. of the building. This is very necessary

C

17 In regard to the rate of sale of the sites, the recommendation of the Board is to levy Rupee one a square yard for existing industries and Rupees two a square yard for new industries. This rate appears to be low. A decision on this point can be arrived at only after orders are passed in regard to the levy of Conversion fine on the lands placed at the disposal of The Trust Board. This is being dealt with in the Land Revenue Branch

D

18 The opinion of the Trust Board regarding the zoning of industries in this area may be accepted.

E

19 It is a point for consideration as to whether the area to be included in the Northern & Southern Zones require to be added just at present

proposed by the Trust Board. 9
The order already issued in this
behalf has yet to be implemented
and it is not known how the
area so far ordered to be acquired
would be utilized or whether
entire area would be disposed of to
the advantage of the Board. As such,
no more additions need be made
at present. It would not be difficult
to acquire additional lands, if any required,
later on. The land values are high
at present & the acqn. charges would be
correspondingly heavy. It is likely that
the ~~[illegible]~~ land values might go down in another two
or three years. Further, much money
would be required now for payment of
compensation ~~[illegible]~~. For these reasons
the question of acquiring addl. lands may
be put off for the present.

20. No orders are required on the points
at A, B, C, D & E supra.
(vide the file relating to the formation of
small plots in and adjoining to Southern Zone)

Continues on
The other page

30) VI Zoning of Industries

It has been decided that no Zoning principle need be applied to industries other than leather, Textiles, Wool, Chemicals, soap mnf of soaps, glass, Food industries, etc.

This may be accepted

VII

31) Further extension of the Industrial area from Magadi Road to Mysore Road & beyond.

It is stated that extent ~~Comprised~~ comprised in this area is about 9100 acres. Deductions have to be made out of this of the area occupied by the existing industries. There are also some residential portions like Azad Nagar ~~near~~ the Magadi Road ~~is~~ & There ~~[illegible]~~ also municipal sewage

32) Orders are sought as to whether these residential areas need be acquired & what specific areas are to be acquired

33) It is perhaps desirable that the chairman submits more concrete & comprehensive proposals in this matter after further consideration

VIII 34) Accommodation of Industrialists who are in very urgent need sites

It is proposed to accommodate them in an area on the Magadi Road ~~where~~ which is already in possession of the Board

35) The subject is separately dealt with in the linked file

[illegible]
19/6
7912

36) For orders on the above points.

37) 26/6/47

Minister Edn & DH

19/6/47

10064/1 re-Industrial suburb - Bangalore 16

38) For perusal before issue of orders as above

(Dewan)

1/7/47

1 JUL 1947
20

39) **Minutes of the meeting held in the Dewan's Chambers on 14th August 1947 in connection with the Bangalore City Improvement Trust Board Schemes.**

•••••

The Officers ~~who~~ present were -

1. The Dewan.
2. The Minister for Education and Public Health.
3. The Revenue Secretary to Government.
4. The Director of Industries and Commerce in Mysore.
5. The Chairman, City Improvement Trust Board, Bangalore.

Subjects.	Minutes.
I. INDUSTRIAL SUBURB - NORTH AND SOUTH.	
Points for consideration.	
(1) Extension of the present areas of the Northern and Southern Zones.	
Northern Zone.	
From 230 acres to 289 acres or 59 acres in excess.	Agreed.
Southern Zone.	
From 577.38 acres to 741.13 or 163 acres and 15 guntas in excess.	Agreed.
(2) Rate to be fixed for the disposal of sites in the above areas as proposed by the Trust Board at Rs.2/- per sq.yd. in respect of new industries to be located and at Re.1/ per sq. yd. for old industries to be shifted to this area from the heart of the City.	
As per resolution of the Trust Board dated 14th July 1947 the rate regarding existing industries to be shifted is proposed to be raised to Rs.1-8-0 per sq.yd., this concession being available only for one year from the time the suburb is opened and thereafter a rate of Rs.2/- per sq.yd. to be charged.	Accepted.
(3) Conditions subject to which the sites are to be disposed of in this area.	To be examined by the Allotment Committee, with reference to the layout proposed and recommendations submitted for the approval of Government.
(4) Zoning of industries in this area.	
(a) It is proposed that no zoning principle need be applied to Industries other than leather, textiles, wool, chemicals, soap-nut, soaps, glass and food industries.	To be considered by the Allotment Committee and recommentions made to Government.

2) The Chairman, C.I. Trust Board Bangalore, in his letter dated 13 5 47 has intimated the action taken by him in regard to the G O dated 27.2.47 re the formation of the industrial suburbs. The following points in this connection are for orders.-

G O No
L-11863-7
Mc 111-46-12
dated 27.2.47

(ii) Northern Zone

I As per para 6(1) of the G O referred to above, the area ordered to be acquired for the Northern Zone was 230 acres. But it is now proposed that a further extent of 59 acres has to be acquired making the total area about 289 acres in extent of lands belonging to Yeswanthpur - Kethmaranhalli & Jarakabande villages. This acquisition has become necessary to take the Northern Zone up to the area of the Ply-wood & other Factories on the Tumkur-

Road

This proposal may be accepted

3) II Southern Zone - II stage (modified)

Similarly in connection with the formation of this Zone the above G.O. directed the acquisition of 577 acres & 38 guntas for locating the Bamboo Bazaar etc. But the proposal now is to acquire 741 acres & 13 guntas in all. It is stated that the details of S Nos. to be so acquired have already been intimated to the Dy Com Bangalore.

4) This may be approved

III Conditions proposed for the disposal of sites for Industrial purposes or otherwise.

The Board has considered these proposals and they are ~~to~~ marked as A in the Chairman's letter under reference ~~These conditi~~

25) In addition to the above the following additional ~~conditions~~ clauses also are proposed to added as decided in the informal meeting held on 9.5.49 with the Dir of I&C the Govt Architect, & Engineer officer

(a) A clause requiring the plans & designs of factories to be built to be subject also to the approval of the Ch Inspector of Factories

(b) The factories to be subject to the requirements of the factory Act -

(c) The buildings should also be subject to such building bye-laws as may be framed in due course.

These proposals may be approved. The Board if approved will be asked to insert a penal clause also in the conditions as regards cases in which constructions are not started within the period of 6 months

IV Sale price to be fixed for the sites

In the informal meeting referred to above, it was decided to fix Rs 1/- a sq yard for existing

13 N1

industries & Rs 2/ a sq yard for new industries

27) It has been suggested in ~~the~~ Para. 17 of the notes supra that it desirable to consider the fixation of these rates after orders are passed in regard to the levy of conversion fine on the lands placed at the disposal of the Board

28) I think the above rates may be fixed tentatively and the ~~gra~~ sites disposed of subject to the condition that in case there is any enhancement in the rate later owing to the above reason the grantees shall be liable to pay the difference of cost

V Sale of 20 acres of land to Messrs. Kirloskar & Co. at Rs 2/- per sq yard

Whether the ~~above~~ rate fixed may be approved is for orders

10064/L Industrial Suburb Scheme - 18

(b) Further extension of industrial area from Magadi Road to Mysore Road and beyond - comprising an extent of 900 acres - detailed proposals are necessary.	Land on either side of the Mysore-Bangalore Road as shown in the plan should be immediately notified. Existing buildings etc acquisition of which is not necessary may be left out.

40) Submitted

In view of the decision arrived at ~~at the~~ as at para 39 supra, at the meeting of the Dewan, the Minister for Edn & P H, the Rev Secy, the Chairman, Trust Board, Bangalore and the Director of I & C in the Dewan's chambers on 14-8-47, a draft G.O. sanctioning the proposal to extend the areas of the North and the South zones of the industrial suburb is put up for consideration

41) Submitted with reference to paras 37 & 39 supra

TYPING SECTION
9 SEP 1947
SECTT

JM 28/8

42) Draft G.O. is for approval

Rev Secy. 2/9/47

43) For perusal and before issue

Minister for Edn & P H

Date 6/9
No 1770

44) 8/9/47

3/9
4/9/47

45) Issue
9.9.47

9/9

19

Industrial Suburb, Bangalore

46) Submitted

The draft GO sanctioning the modified scheme for the industrial suburb ~~area~~ perhaps require the addition of the following sub-clause under para 2 in regard to the rates fixed for the disposal of sites in view of the decision arrived at at the Dewan's meeting on the question of levying the conversion fine on the lands to be acquired pending the issue of formal orders on the question of conversion fine, the following clause will be ~~is~~ inserted ~~if approved~~; as already approved — ~~vide~~ vide paras 28 and 37 supra

"The above rates are fixed tentatively, ~~and the~~ sites ~~may be~~ being disposed of subject to the condition that, in case there is any enhancement in the rate later, owing to the levy of conversion fine on the lands acquired, the grantees shall be liable to pay the difference of cost" 47) May be appd.

40/ Yes
This may be inserted as an ~~additional~~ a note [illegible]
19/9/40

17/9
18.9.40

49/ Issue orders as regd
18.9.40

19.9.40

Industrial Suburb Bangalore

Mysore Government
Secretariat

File No of 196

[App F III 2

Serial No

To

The Chairman, Trust Board, Bangalore
The Chief Engineer for Irri
— do — do for R&B.
The Municipal Commr B'lore
The D C Bangalore
The Director of I&C
The Architect PWD
The Govt Architect
L 9494-520 d 19-9-47
Sanctions the proposed water carriage

Observations

B

File No **of 196**

Mysore Government Secretariat

Serial No

WD 0727—GPB—PZ5—8,00,000—

L 14360 1
18/4/47

TO

The Chairman, C I T
Board - Bangalore

Subject:- First and Second Stages of the "Industrial Suburb Scheme" Bangalore

Sir,

In inviting reference to paras 8 and 10 of the G.O. No L 11863-9-MI 111-46-2, dated 27-2-47 on the above subject, I am directed to request that the 1) proposals in regard to the conditions to be laid down for the disposal of sites for industrial

Flag 'A'

purposes, etc and 2) re defining the areas ~~to the~~ of the industrial [illegible] ~~scheme~~ referred to therein, may be submitted to Govt very early.

I have the

14/11/50

for Rev. Secy

Ml 111-46-8

GEN & F.D SECRETARIAT
100·64
19 JUNE 1947
L S BRANCH

IMMEDIATE

3/

No 3039

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 13th May 1947

To

321
16 MAY 1947
BRANCH

H N Pallegar, Esq , M A , LL B ,
Secretary to Government,
Revenue Department, Bangalore

Enclosures
1 Stt of S Nos in the North zone 4 9 S
2 Stt of S Nos to be notified in 2nd stage
3 Stt of S Nos already notified on 4 7 1946
4 Stt of addl S Nos to be acqd & kept reserved for 9 S
5 Addl list -do-
6 Proceedings of the Board meeting dated 26 4 47
7 Two plans

Sir,

1) Advertising to G O No L 11863-9/M1 111-46-2 dated the 27th February 1947 according general sanction to the proposals of the Trust Board regarding the formation of the Industrial Suburb and issuing certain instructions to give effect to the several orders contained therein and (1) To also to your two subsequent letters Nos 12809/R dated 20/24-3-1947 and 14360 dated 18-4-1947, I have the honour to state that action has been taken on the several points referred to as detailed below 2 —

GOVERNMENT OF MYSORE
8548
C 4 1 B

15/5/47

2) The Government Order was placed before the Board at its meeting on 26-4-1947 after preparation of necessary maps showing survey numbers and the area which would come in the Northern and Southern Zones and in the extended area, together with the proposed draft conditions of sale etc

3) I Para 6 of the Government Order - Formation of the Northern Zone

The Trust Board after full discussion at its meeting held on 26-4-1947 has resolved that an area of about 289 acres comprised in Yesvanthapur, Kethmaranahalli, Jarakabandekaval should form the Northern Zone as shown in the map The Government have directed that an area of about 230 acres should be included in this area The inclusion of the extra area of 59 acres would take the Northern Zone up to the area of the Plywood and other Factories which have come up on the Tumkur Road and would include the land belonging to Mr Dominick, where he wanted to have Scooter Factory and was given permission by Government pending issue of formal orders in the matter of its inclusion in the Industrial Suburb area (vide letter No I 3874/E dated 12-9-1946 from the Revenue Secretary to Government) The inclusion of the extra area of 59 acres would be consistent with the above

4/ The details of the Survey Numbers to be acquired in accordance with the above resolution have been sent to the Deputy Commissioner, Bangalore, for submission to Government with necessary declaration statements under Sec 17 of the Land Acquisition Act

(ii) An area of 20 acres more or less will be allotted to Messrs Kirloskar & Co , at Rs 2/- per Square yard

5) ~~4 for~~ Several joint inspections of the area with the Railway Chief Engineer and District Engineer for the purpose of fixing the centre line of the Chord Railway have been held and the sites will be fixed providing enough place for sidings and roads

(iii) A site of 20 acres for the location of the Mysore Government Soap Factory in S No 48 and 56 as selected by them, as per their letter No 330 dated 27-9-1946, will be allotted The rate per square yard at which the Factory is to be charged is to be decided

II Para 6 of the Government Order relating to the Modified 2nd stage (Southern Zone)

Government have directed that an area of 577 acres and 38 guntas should be acquired for the formation of this zone The Government in their order have also quoted letter No 1915/45-46 dated 28-5-1946 from the Chairman, Trust Board, Bangalore It is stated in that letter that the total area to be acquired for the modified 2nd stage is 702 acres and 29 guntas and not 577 acres and 38 guntas The Chairman has, in that letter, incidentally mentioned an area of about 580 acres as the site area, presumably excluding the area for roads, open spaces etc ,

The Board, at its meeting held on 26-4-1947 have approved of the inclusion of the whole area of 702 acres and 29 guntas in the modified second stage The total area of the modified second stage including the lands acquired by the Public Works Department for the Chord Road coming within this zone, is 741 acres and 13 guntas

Lists have been made of the Survey Numbers already notified and to be notified under Sec 17 of the Land Acquisition Act and sent to the Deputy Commissioner for the preparation of the necessary declaration statements to be submitted to Government after verification and ascertaining the details Detailed estimates are being drawn up

III Para 6 (3) of the Government Order - Residential Extension in the area of I Stage intended also for housing Labour

Block levels survey is being conducted and layout plans are under preparation

IV Para 7 of the Government Order - Proceedings by Deputy Commissioner under Sec 17 of the Land Acquisition Act

Vide Paras I and II

V Para 8 of the Government Order

Proposals regarding conditions to be laid down for the disposal of sites for Industrial purposes or otherwise

The Board has approved of the following conditions at its meeting held on 26-4-1947 -

A

1 That the plans and designs of the factory buildings are to be approved by the Board

2 That the area granted should not be sub-divided

3 That the grant is subject to the condition that if the site be sold by the grantee, there will be preemption clause in favour of the Board at the rate that may be fixed by Government which will be final

4 That the grantee undertakes to provide sufficient open space, sanitary arrangements drinking water supply in the Factory

5 No residential quarters are to be built in the Factory area except Watchman's quarters and Manager's quarters

6 The grantee should start the construction within 6 months of possession

7 Persons intending to build Factories in the Industrial Suburb are to be offered sites at rates to be fixed by the Board in the Industrial Labour area to house their Labour provided they agree to put up the Labour Quarters according to plans and designs approved by the Board and subject to a further condition that in case it is intended to alienate the site, there will be a clause of preemption in favour of the Board at rates to be fixed by the Board which will be final

As regards the price to be fixed for sites it was originally calculated in drawing up estimates for the scheme that 0-12-0 a Sq Yd for existing industries in the City shifting into the Suburb and Rs 2/- a Sq Yd for new industries should be charged

In an informal meeting held in this office on 9-5-1947 with the Director of Industries and Commerce, the Government Architect and the Engineer Officer of the Trust Board, the conditions above mentioned were generally agreed upon and it was thought that the plans and designs of the Industrial Establishments should also be approved by the Chief Inspector of Factory and that the buildings should also be subject to such building bye-laws as may be framed in this regard and that the Factory Act should be made applicable As regards the price, it was agreed to recommend Re 1/- a Sq Yd for existing industries and Rs 2/- a Sq Yd for new industries

As regards Zoning of Industries in the meeting referred to above, it was agreed that no Zoning principle need be applied in regard to Industries other than leather, Textiles, Wool, Chemicals, Soapnut and Soaps, Glass, Food Industries and that Tanning and Bone Crushing should be considered separately and sites for them to be allotted well away from the Industrial Suburb

VI Para 9 of the Government Order - Special Land Acquisition Officer for the Trust Board

Government have passed orders sanctioning this appointment and posting Mr M K S Rajan, B Sc , to be in charge of the duties of the Special Land Acquisition Officer of the Trust Board in addition to his other work He is to take charge

VII Para 10 of the Government Order

Further extension of the Industrial Suburb area from Magadi road to Mysore Road and beyond

The area between the Magadi Road and Mysore Road and beyond have been included by the Board as per Government Order The extra Survey Numbers comprised in the area come to about 900 acres The area is shown in the map as finalised by the Board Deductions have to be made for the area of the existing industries in this area which have to be omitted from acquisition The area comprises also several existing residential portions like Azad Nagar and Doddapalya, Karithimmanahalli, etc , on the Mysore Road and Kempapur Agrahar etc , on the Magadi Road and the Municipal Sewage Farm Separate orders may have to be obtained if these residential areas need be acquired and what specific areas are to be acquired having regard to the above

In the light of the proceedings of the

Board and as finalised, a map showing the entire area covered by the Government Order with clearly defined boundaries has been made and two copies are herewith sent for purposes of record

Kept in the office

The proceedings of the meeting of the Board held on 26-4-1947 has already been sent in this office No 2014 dated 2-5-1947 Another copy is enclosed

Lists of Survey Numbers involved are also enclosed and Survey Numbers already notified and to be notified are shown separately in the lists

I may bring to the notice of Government in this connection that the Board has resolved that with a view to immediately accommodate industrialists who are in very urgent need, an area on the Magadi Road be immediately laid out into small sites of 2 acres in the area in the possession of the Board and allotted to them by the Board

Layout plans have accordingly been made and sent to Government and they have been returned to furnish some details as to Zoning and whether the area of 2 acres would suffice their needs etc In the meeting with the Director of Industries held on 9-5-1947, both these points were discussed The Director was of the view that smaller plots of even half-an-acre and one acre may be provided The layout plan will also provide for a few small plots also There is no doubt that there are many small industries requiring small plots and could be accommodated in this area immediately

[illegible] file / Destroyed

In para 10 of the Government Order, it is stated that a notification defining the boundaries will be issued separately

If Government agree with the above proposals of the Trust Board re the areas to be included in the Industrial Suburb, details as regards boundaries etc , will be furnished to facilitate the issue of a notification

I have the honour to be,
Sir,
Your most obedient servant,
C N Narasimha Rao
CHAIRMAN
16-5-47

G R S App F VI—G 2]

SUBJECT

12 copies

7

Diary No of letter replied to

General and Revenue Secretariat

( )

the 194

Date of issue 19/9/ 1947

x fgk

Signed by M G R Rao

May this be—

(i) printed ?

(ii) treated as a standing order ?

(iii) published in the Gazette English Part ?

(iv) translated ?

(v) placed at the disposal of the press ?

(vi) published in the Gazette Kannada Part ?

Extension of the present areas of the Northern and Southern zones

Rates to be fixed for the disposal of sites in the above areas

3 conditions subject to which the sites are to be disposed of

/ P T O

Section ML

File No 111-46

Serial No 9

Proceedings of the Government of His Highness the Maharaja of Mysore

Read— x G.O No L 11863-9/ML 111-46-2 d 27-2-1947 passing orders regarding the execution of the First and the Second stages of the industrial suburb scheme, Bangalore city

2) Letter No 3039 d 13-5-1947 from the Chairman, C I T Board Bangalore submitting for sanction the marginally noted proposals for giving effect to the orders passed in the G.O read above,

Order ~~thereon No.~~

as resolved by the Trust Board at their meeting held on 26-4-47 on the subject

4 Zoning of Industries

5 Fu[illegible]the extension of [illegible] industrial suburb area between the Magadi Road and the Mysore Road and a little beyond the Mysore Road

Order No L 9494-500/ML-111-46-9 Dt 19/9/47

In the light of the recommendations now made, the Govt are pleased to pass the following orders in the matter :— — — —

In modification of para ~~[illegible]~~ 6(1) and (2) of the G.O. read above, the areas of the northern and southern zones of the industrial suburb ~~areas~~ will be fixed as follows —

— — —

List of Enclosures

Copied by

Examined by

	Area already fixed	—	Areas now to be formed
Northern zone →	230 acres of land in the Yeswanthapur and Kethamaranahalli villages	←	289 acres* comprised in the villages of Yeswanthapur, Kethamaranahalli and Jarakabande Kaval in order to

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

extend the zone up to the area of the plywood and other factories which have come up in the Tumkur road

Southern Zone — 577 acres and 38 guntas of land → 741 acres and 13 guntas, including the lands acquired by the public works Department for the chord Road coming within the zone

The D C Bangalore Dist is requested to forward the declaration statements for the acquisition of the extended area ~~of the lands~~ in both the zones

2) As regards the sale price for the disposal of lands to the industrialists in the

the Industrial suburb area, Govt are pleased to accept the rates fixed by the Board as noted below -

	Rate fixed
For the location of New Industries - →	Rs 2/- per sq yds
For the existing industries to be shifted from the city area to the suburb →	Rs 1-8-0 per sq yds, the concession being available only for one year from the time the suburbs started and thereafter ~~At~~ a rate of Rs 2/- per sq yds to be charged

3 Govt direct that, in regard to the extension of the Industrial area from the Magadi Road to the Mysore Road, the lands on either side of the Mysore-Bangalore road as shown in the plan proposed should be immediately notified

Existing ~~[illegible]~~ buildings etc in the area, the acquisition of which is not necessary may be left out of the scheme - -

4 The chairman is requested to place the draft conditions ~~[illegible]~~ now proposed for the disposal of sites for industrial purposes before the Allotment Committee to be constituted in this behalf for further ~~[illegible]~~ examination by it, with reference to the layout proposed and to submit the same ~~[illegible]~~ thereafter with its proposal for the approval of govt

~~Similarly, the principle~~

5) Similarly, the principle of the zoning of industries in this area, as proposed

12

may also be considered by the Allotment committee and its recommendations in this behalf ~~also~~ may be submitted for the ~~approval~~ orders of Govt.

3/9/47
Rev. Secy

To,

The Chairman, C I T Board, Bangalore W/R
The Chief Engineer for Irrigation
The Chief Engineer for R&B
The Municipal Commissioner, Bang
The D. C. Bangalore Dist
The Director of Industries & Commerce
The Auditor, P W D
The Govt. Architect

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

READ

Government Order No L 11863-9/Ml 111-46-2 dated 27th February 1947 passing orders regarding the execution of the First and Second stages of the Industrial Suburb Scheme, Bangalore City

2 Letter No 3039 dated 13th May 1947 from the Chairman, City Improvement Trust Board, Bangalore, submitting, for sanction the marginally* noted proposals for giving effect to the orders passed in the Government Order read above, as resolved by the Trust Board at their meeting held on 26th April 1947 on the subject

1 Extension of the present areas of the Northern and Southern Zones
2 Rates to be fixed for the disposal of sites in the above areas
3 Conditions subject to which the sites are to be disposed of
4 Zoning of Industries
5 Further extension of the Industrial suburb area between the Magadi Road, and the Mysore Road and a little beyond the Mysore Road

ORDER No L 9496-500/ML-111-46-9

Dated, Bangalore, 19th September 1947

In the light of the recommendations now made, the Government are pleased to pass the following orders in the matter -

In modification of para 6(1) and (2) of the Government Order read above, the areas of the Northern and Southern Zones of the Industrial suburb will be fixed as follows -

	Area already fixed	Areas now to be formed
Northern Zone -----------	230 acres of land in the Yeswanthapur and Kethamaranahalli villages	289 acres comprised in the villages of Yeswanthapur, Kethamaranahalli and Jarakabande Kaval in order to extend the zone upto the area of the Plywood and other Factories which have come up in the Tumkur Road

2

Note to para 2 of G.O.

The above rates are fixed tentatively, sites may be disposed of subject to the condition that, in case there is any enhancement in the rate later, owing to the levy of conversion fine on the lands acquired, the grantees shall be liable to pay the difference of cost

Souther Zone	-	577 acres and 38 guntas of land	741 acres and 13 guntas, including the lands acquired by the Public Works Department for the Chord Road coming within the zone

The Deputy Commissioner, Bangalore District, is requested to forward the declaration statements for the acquisition of the extended area in both the zones

2 As regards the sale-price for the disposal of lands to the Industrialists in the Industrial suburb area, Government are pleased to accept the rates fixed by the Board as noted below -

		Rate fixed
1	For the location of New - Industries -	Rs 2/- per square yard.
2	For the existing Industries- to be shifted from the city area to the suburb	Rs 1-8-0 per square yard, this concession being available only for one year from the time the suburb is started and thereafter a rate of Rs per square yard to be charged

3 Government direct that, in regard to the extension of the Industrial area from the Magadi Road to the Mysore Road, the lands on either side of the Mysore - Bangalore Road, as shown in the plan proposed should be immediately notified Existing building etc , in the area, the acquisition of which is not necessary may be left out of the Scheme

4 The Chairman is requested to place the draft conditions now proposed for the disposal of sites for Industrial purposes before the Allotment Committee to be constituted in this behal for further examination by it, with reference to the lay-out proposed and to submit the same thereafter with its proposal f the approval of Government.

5 Similarly, the principle of the zoning of Industries in this area, as proposed may also be considered by the Allotment

(Contined) -

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Allotment Committee and its recommendations in this behalf may be submitted for the orders of Government

SECRETARY TO GOVERNMENT,
REVENUE DEPARTMENT

To - The Chairman, City Improvement Trust Board, Bangalore (with records)
" Chief Engineer for Irrigation in Mysore
" - do - for Roads & Buildings in Mysore.
" Municipal Commissioner, Bangalore City
" Deputy Commissioner, Bangalore District
" Director of Industries & Commerce in Mysore
" Auditor, Public Works Department
" Government Architect in Mysore

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